

44 BRADFORD ROAD

Year Built: 1916

Area of Lot: 42,421 sq. ft.



| <u>List of Owners (with dates)</u> | | <u>Book/Page</u> |
|------------------------------------|---|------------------|
| 11/23/1993 | William A. Lowell (Temporary Administrator of the Estate of Ellen Shank Collins) to Paul H. Collins & Mary Ellen Collins (Ellen Shank Collins's interest only) | 10326/459 |
| 10/26/1988 | Paul H. Collins & Mary Ellen Collins to Paul H. Collins, Mary Ellen Collins & Ellen S. Collins | 8146/213 |
| 11/06/1987 | Purchase Corporation & David S. Porter (doing business as Bradford Associates) to Paul H. Collins & Mary Ellen Collins | 7796/238 |

Includes 44 Bradford Road and sites of 6 Greenwood Road & 50 Bradford Road on 82,421 sq. ft. lot

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|------------|---|----------|
| 06/21/1985 | David F. Howe & M. Denise Howe to Purchase Corporation & David S. Porter (doing business as Bradford Associates) | 6715/263 |
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Note: In March 1979, owners of 44 Bradford Road reacquired the undeveloped 20,000 sq. ft. parcel at 6 Greenwood Road.

Includes 44 Bradford Road and site of 50 Bradford Road on 62,421 sq. ft. lot

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| 05/15/1978 | Joanne M. Fenn to David F. Howe & M. Denise Howe | 5465/140 |
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Note: In December 1973, owners of 44 Bradford Road reacquired the undeveloped 20,000 sq. ft. parcel at 50 Bradford Road.

Includes 44 Bradford Road on 42,421 sq. ft. lot

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| 02/13/1976 | John L. Selover & Elizabeth Bliss Selover to Joanne M. Fenn (confirmation deed) | 5112/69 |
| 11/13/1973 | John L. Selover & Elizabeth Bliss Selover to Joanne M. Fenn | 4998/419 |

Note: Purchasers of 44 Bradford Road in July 1973 immediately thereafter sold off the sites of 50 Bradford Road & 6 Greenwood Road to a developer.

Includes 44 Bradford Road and sites of 50 Bradford Road & 6 Greenwood Road on approximately 83,709 sq. ft. lot

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| 07/30/1973 | Peter Lawrence Gill & Jane Roberts Gill to John L. Selover & Elizabeth Bliss Selover | 4965/652 |
| 07/24/1962 | William R. Langdon & Laura M. Langdon to Peter Lawrence Gill & Jane Roberts Gill | 4003/97 |
| 08/08/1941 | Charlestown Five Cents Savings Bank to William R. Langdon & Laura M. Langdon | 2350/260 |

Includes 44 Bradford Road on 43,709 sq. ft. lot

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| 07/25/1935 | Charlestown Five Cents Savings Bank acquired property by foreclosure | 2076/71 |
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Note: A 15,707 sq. ft. parcel of land was added to the property in December 1916.

Includes 44 Bradford Road on 28,002 sq. ft. lot

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| 02/14/1916 | Leonard W. Cronkhite Jr. to Orpah Glencore Brewster | 1333/474 |
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Includes site of 44 Bradford Road as 28,002 sq. ft.

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| 09/30/1915 | Albion Billings Clapp to Leonard W. Cronkhite Jr. (his interest only) | 1322/478 |
| 09/30/1915 | Albion R. Clapp to Leonard W. Cronkhite Jr. (his interest only) | 1322/477 |

Additional Information:

- 1915 Annual Town Report: Neither Brewster nor Cronkhite listed. Neither Albion R. Clapp nor Albion B. Clapp owns a dwelling on Bradford Road.
- 1916 Annual Town Report: Orpah G. Brewster lives on Bradford Road and owns a dwelling on Bradford Road (\$10,000) and 28,002 sq. ft. of land (Cronkhite, \$2800).
- Building permit for new dwelling (listed under 38 Bradford Road) issued on Nov 26, 1915. Owner is Leonard W. Cronkhite of Boston. Architect is Fisher, Kiple, & Le Boutellier of Boston. Builder is F.H. Stevens of Newton Centre. Estimated cost is \$15,000.